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(Established 1982)

**Full Agenda (*subject to change*)**

Tuesday, August 6, 2019, 6:30 PM  
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

Link to the presentations: [https://drive.google.com/drive/folders/11HVfPziR31tiM\\_CiAFSF3uQH3tHlrow-?usp=sharing](https://drive.google.com/drive/folders/11HVfPziR31tiM_CiAFSF3uQH3tHlrow-?usp=sharing)

A. New Business

- (i) Introduction of Councilmember David Blewett
- (ii) Cases:

**1. Project: 2500 Cedar Springs (2808 Fairmount – Cedar Fairmount)**

District/Current Zoning: PD 193 GR/PD 9 MF-3 and MO-1  
Case: TBD  
Hearing Date: TBD  
Presenter: Bill Dahlstrom  
Developer: Ryan Companies, Paul Rowsey  
Request: New PD 193 Subdistrict for mixed use

**2. Project: 2800 Routh Street – The Quadrangle**

District/Current Zoning: PD 193 GR, DDO-2, McKinney Ave SPSD  
Case: TBD  
Hearing Date: TBD  
Presenter: Ramsey March  
Developer: Stream Realty Partners  
Request: New PD 193 Subdistrict for office and retail uses

**3. Project: 2702 McKinney Ave – McKinney & Boll**

District/Current Zoning: Subdistricts LC, P and O-2 of PD 193  
Case: TBD  
Hearing Date: TBD  
Presenter: Tommy Mann, Winstead PC  
Developer: Endeavor Real Estate Group  
Request: Increased FAR for a mixed-use project

**4. Project: 3439 Oak Lawn Ave at Lemmon Ave**

District/Current Zoning: District 14; PD 193 GR  
Case: TBD  
Hearing Date: TBD  
Presenter: Greg Coutant  
Developer: Streetlights Residential  
Request: Height request to 240', FAR to 3.9:1, various set back

*Recess (5 Minutes)*

B. Committee Business and Subcommittee Reports

- 1. Approval of Minutes and Treasurer's Report
- 2. Case Recommendations
- 3. Liaison to City Hall report
- 4. Announcements and Comments

Hilda Rodriguez, President  
Kyle Lyon, Vice President

Sue Krider, Oak Lawn City Hall Liaison  
Cricket Griffin, Secretary/Treasurer

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## MINUTES JULY 9, 2019

The meeting was called to order at 6:32 pm by President Hilda Rodríguez. A quorum of 41 Active Members of 59 members was present. After agenda Item presentations, Council Member David Blewett asked to stay in the room to observe agenda item discussions. The President asked members for their approval of a having Council Member David Blewett stay in the room while holding our agenda item discussions though he is not a Committee Active Member. The Committee approved unanimously and he stayed in the room.

### 1. Approval of Minutes and Treasurer's Report:

A motion was made by Olivia Thomkins and seconded by Kyle Lyon and approved by unanimous vote of the Active Members to adopt the June 4, 2019 minutes as presented.

A motion was made by Nancy Weinberger and seconded by Rob Elmore and approved by unanimous vote to adopt the treasurer's report for June 30, 2019 as true and correct.

### 2. Case Recommendations:

Agenda Item #1. Streetlights Oak lawn & Lemmon

A motion was made by Leland Burk (the "Burk Motion") and seconded by Steven Tutt that we support the project as presented.

A second motion was made by Bob Griffo (the "Griffo Motion") and seconded by Michele Honea to table the vote on Streetlights and ask the developer to continue their community outreach and report their efforts to the OLC at a future meeting.

Paul Ellenbogen made a motion to call the question, seconded by Sea Morgan, on the Griffo Motion. The motion passed by 2/3 of the members.

A show of hands vote on the Griffo Motion was taken and the president determined it was too close to call, thus a roll call vote was taken. The result was 19 votes in favor of the Griffo Motion and 21 opposed. The Griffo Motion failed.

A motion was made by Sean Morgan to call the question on the Burk Motion. A show of hands vote was too close to call, thus the president determined a roll call vote was appropriate. The motion carried by at least 2/3 of the members.

A vote of the Burk Motion was taken. Twenty members voted in favor, 19 were opposed and one abstained. The President exercised her right under Robert's Rule and cast a vote to create a tie. Kyle Lyon declared that he wanted to change his vote, his right under Robert's Rules, which caused a second vote on the Burk Motion. A roll call vote was taken and resulted in 17 votes in favor of the Burk Motion, 20 votes against and 2 abstentions. The Burk Motion failed.

Leland Burk made a second motion (the "Second Burk Motion"), seconded by Steven Tutt, to ask the developer to continue their neighborhood outreach and provide a report of their efforts to the Committee with additional information and detail of their efforts. The additional information would be presented at a future meeting and if a motion was made the project would be put to a vote. All members voted to support the motion except for one no vote and one abstention.

Bob Griffo made a motion to form a subcommittee to work with the developer to address the communities' concerns, which was seconded by Michele Honea. The motion failed on a unanimous vote of the members.

### 3. Off Agenda Item – Corrections to Melrose Hotel Development Plan:

Hilda Rodríguez reported on a minor change concerning a correction to the development plan for the Melrose Hotel project supported by the OLC at a past meeting. The change was to be submitted to the Plan Commission that same week by Karl Crawley, who represents the Melrose Hotel. The change, as informed by Karl Crawley via email, consisted on the adjustment of the total square feet numbers without affecting any of the supported variance requests. No action was deemed necessary.

### 4. City Liaison Report:

Sue Krider had no activity to report.

**5. ByLaws Vote:**

Rob Elmore made a motion to table the Bylaws vote to a later time. It was seconded by Olivia Tomkins. The motion passed by a unanimous vote.

Given the amount of time the discussions of other our regular agenda items, the president proposed that we schedule the vote on bylaws changes to a separate special meeting in the near future. The Committee unanimously agreed to that. A proposal was made by Paul Ellenbogen, the author of the original motion concerning how to handle the vote, for that we use a consent calendar method of voting in our upcoming special meeting. Paul explained the process of a consent calendar and the board agreed that this would be the approach.

**There being no further business the meeting was adjourned.**

**End of meeting notes**

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**ATTACHEMENTS:**

**1. Letter to Presenter**

July 10, 2019

Mr. Greg Coutant  
StreetLights Residential  
2300 N Field Street  
Dallas TX 75201

RE: 3439 Oak Lawn Avenue at Lemmon Avenue

Dear Mr. Coutant:

We appreciate your presentation at last night's meeting. The Oak Lawn Committee would like you to continue your neighborhood outreach and provide us with a detailed updated report of your efforts in addition to all the information already provided. We would like to have this information prior to our next Committee meeting for members review and consideration. We will inform you about the Committee's resolution after our next meeting.

Sincerely,  
Hilda M. Rodríguez  
President

HMR/cg cc: The Honorable David Blewett  
Mr. Paul Ridley, City Plan Commissioner  
Ms. Sue Krider, OLC City Liaison

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- 2. Consent Calendar guidelines prepared by Paul Ellengogen** – Please see the powerpoint presentation on the shared drive link.

## JULY 2019 FINANCIAL REPORT

	For the Month Ended July 31, 2019			For the Seven Months Ended July 31, 2019		
	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Direct Public Support	0	0	0	1,020	0	1,020
Other Types of Income	0	0	0	0	2,000	2,000
Program Income	<u>400</u>	<u>0</u>	<u>400</u>	<u>5,800</u>	<u>0</u>	<u>5,800</u>
<b>Total Income</b>	<u>400</u>	<u>0</u>	<u>400</u>	<u>6,820</u>	<u>2,000</u>	<u>8,820</u>
<b>Expense</b>						
Contract Services	0	0	0	1,000	0	1,000
Landscape	0	55	55	0	280	280
Operations	514	0	514	997	0	997
Other Types of Expenses	0	0	0	890	1,913	2,803
Utilities	0	52	52	0	370	370
Website	<u>52</u>	<u>0</u>	<u>52</u>	<u>299</u>	<u>0</u>	<u>299</u>
<b>Total Expense</b>	<u>566</u>	<u>107</u>	<u>673</u>	<u>3,186</u>	<u>2,563</u>	<u>5,749</u>
<b>Net Ordinary Income</b>	<u>-166</u>	<u>-107</u>	<u>-273</u>	<u>3,634</u>	<u>-563</u>	<u>3,071</u>
<b>Net Income</b>	<u><u>-166</u></u>	<u><u>-107</u></u>	<u><u>-273</u></u>	<u><u>3,634</u></u>	<u><u>-563</u></u>	<u><u>3,071</u></u>
Cash at Dec 31, 2018				<u>3,045</u>	<u>6,314</u>	
Cash at July 31, 2019				<u><u>6,679</u></u>	<u><u>5,751</u></u>	



**For the Six Months ended June 30, 2019**

<b>Balance Sheet</b>		<b>Income Statement</b>	
		Starting Balance	\$ 46,519
Cash	\$ 1,892	Gifts to fund	
Contributions Receivable		Net Investment Returns	\$ 5,285
Other Receivables		Other Income	
Investments	\$49,666	Grants Approved	
Other Assets		Service Fee	\$ (247)
Future Grant Commitments		Credit Card Fees	
Other Payables		Other Expenses	
	<hr/>		<hr/>
	\$51,557		\$ 51,557